



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of January 24, 2009**

**DATE:** January 6, 2009

**SUBJECT:** U-3145-05-1 USE PERMIT REVIEW for Kline Imports Arlington, Inc. to operate a tire shop located at 4060 Lee Hwy. (RPC#06-018-002)

**Applicant:**

Kline Imports Arlington, Inc.

**By:**

Jeff Fones, Purchasing Director  
Jim Koons Management Company  
1019 West Street  
Annapolis, Maryland 21401

**C.M. RECOMMENDATION:**

Defer consideration of the use permit review by the County Board for two (2) months (March 14, 2009).

**ISSUES:** Staff is recommending a deferral of this review of a use permit for a tire shop located on Lee Highway until the manager of the tire shop obtains permission from the owners of the property to install a landscape strip in response to community concerns regarding existing landscaping.

**DISCUSSION:** In 2005, during the initial review of this use permit, a condition was included (Condition #2) whereby the applicant would submit a landscape plan for the tire shop that included planters at the sidewalk line. This was done because there was no room for additional street trees or a substantial amount of landscaping without removing the asphalt next to the sidewalk line. The applicant leases this property and did not have permission to make modifications.

In the fall of 2008, members of the community contacted staff regarding the health of the trees in the planters at the tire shop. The applicant tentatively agreed to consider replacing the landscaped planters with a planted landscape strip, and staff and the community members agreed that this course of action would solve these lingering issues. However, the applicant stressed that since the tire shop is leasing the property, they would need to obtain permission from the owners before any land disturbance could commence. Installing a landscape strip on the same footprint as the planters would not impact parking on the site, but would require modifications to the condition that specifically references planters. However, as of the writing of this report, the

County Manager: \_\_\_\_\_

Staff: Matthew Pfeiffer, DCPHD, Planning Division

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applicant has not been able to obtain permission from the property owner, to install a landscape strip to replace the planters on site. Staff informed the applicant that permission must be obtained by February 1, 2009, or the review will be conducted without the additional landscaping. Therefore, staff recommends that the review of this use permit be deferred for two (2) months, to the March 14, 2009 County Board meeting; until such time as the applicant can obtain permission from the owners of the property to install a landscape strip.

PREVIOUS COUNTY BOARD ACTIONS:

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| December 10, 2005 | Approved a use permit (U-3145-05-1), subject to conditions for Kline Imports Arlington, Inc. to operate a tire shop located at 4060 Lee Hwy, with a County Board review in one (1) year (December 2007). |
| December 9, 2006  | Renewed the use permit (U-3145-0-01) subject to all previous conditions and with a County Board review in one (1) year (December 2007).  |
| December 15, 2007 | Deferred the use permit review (U-3145-0-01) to the January 26, 2008, County Board meeting.  |
| January 26, 2008  | Renewed the use permit (U-3145-0-01) subject to all previous conditions, with an administrative review in six (6) months (June 2008) and with a County Board review in one (1) year (January 2009).      |